

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION  
PARCELS IN THE SOUTH END PROJECT - MASS. R-56

WHEREAS, the governing body of the Authority at a regular meeting on November 14, 1974, adopted a Resolution, entitled "Resolutions of the Boston Redevelopment Authority Relative to Establishment of Fair Reuse Value for Disposition Parcels", and

WHEREAS, the parcels were appraised by at least two independent fee appraisers, were reviewed by staff appraisers and the values recommended by the Land Disposition Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:  
THAT, the Fair Reuse Value for disposition parcels listed below is hereby established:

<u>Parcel Nos.</u>	<u>Reuse</u>	<u>Address</u>	<u>Minimum Disposition Price</u>
X-52	Indust./Comm.	Albany St. & Mass. Ave.	\$2.00 P.S.F.
X-42	Indust./Comm.	Albany St. & New Hampden St.	\$2.00 P.S.F.

COMMENTS

Certificate No. 16

PROJECT SOUTH END PROJECT MASS. R-56

DISPOSITION PARCEL NO. X-52 and X-42

X-52 Albany St. & Mass. Ave.

ADDRESS X-42 Albany St. & New Hampden St.

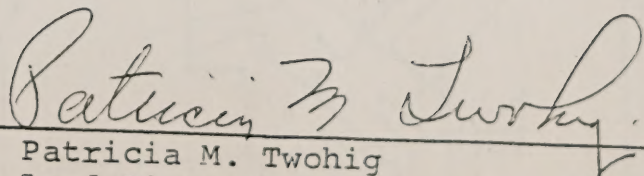
	<u>Appraiser</u>	<u>X-52B</u>	<u>X-42</u>
First Appraisal	O'Neill	\$528,000 (\$2.)	\$106,000 (\$2.)
Second Appraisal	Cullen	\$634,000 (\$2.)	
Rec. Min. Disp. Price		\$634,000 or \$2.00 P.S.F.	

These two parcels are to be developed for industrial-commercial use.

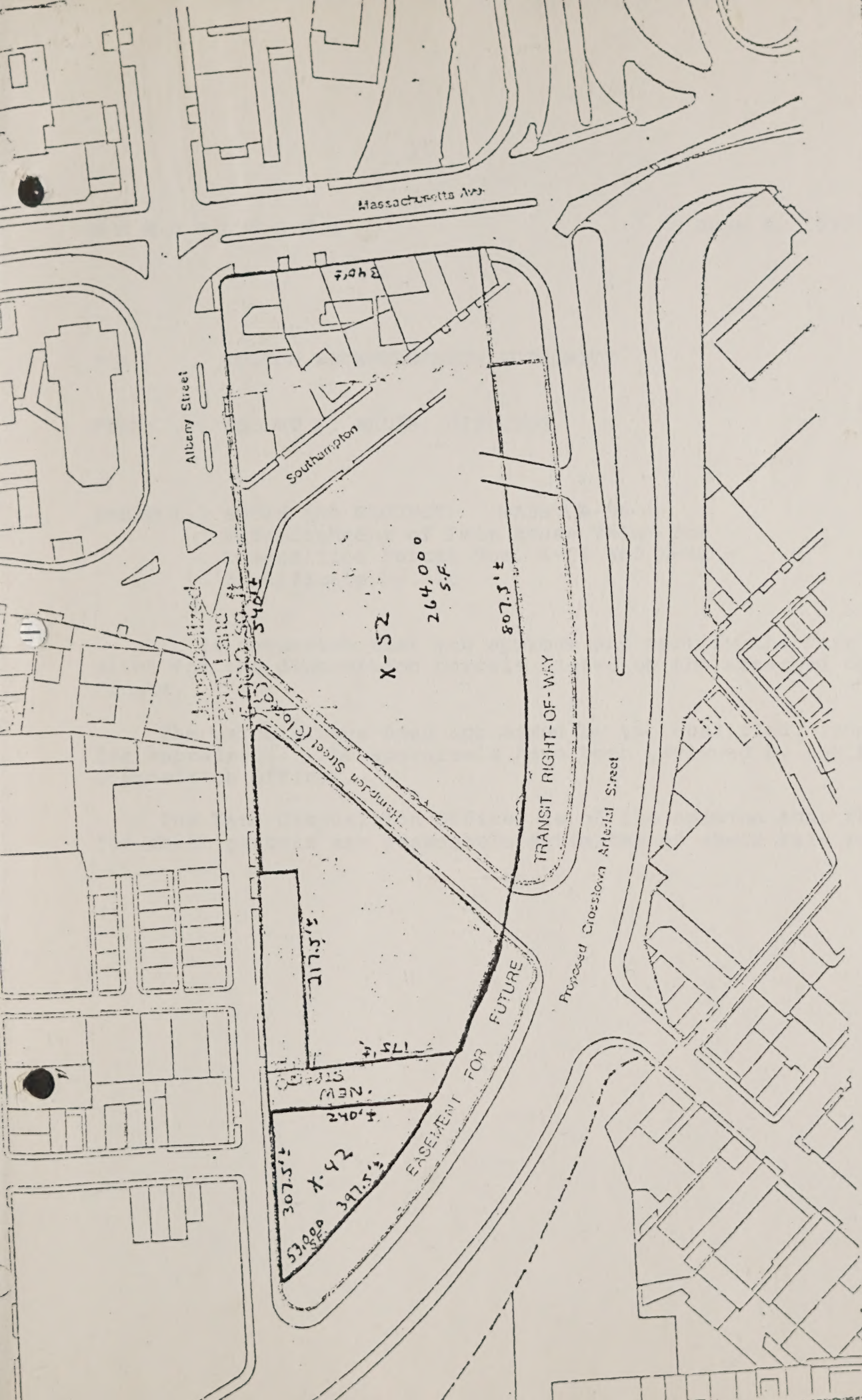
Each appraiser has reached his opinion of value by the market approach. Using comparable land sales with adjustments for time, size and shape of the parcels, zoning, and location, each appraiser reaches the conclusion the land has a unit value of \$2.00 a square foot.

Because the exact location of the Crosstown Arterial Street is not yet finalized and portions of the parcels are in the ownership of the Massachusetts Department of Public Works, the area of the parcels may vary.

Therefore, we recommend a unit value of Two (\$2.00) Dollars per square foot for the area of land to be conveyed by the Authority.

  
Patricia M. Twohig  
Land Disposition Officer





CROSSTOWN INDUSTRIAL PARK

CURRENT OWNERSHIP AND PROPERTIES.  
FOR ACQUISITION

0 75 150 ft

7

225

C.D.C.



## M E M O R A N D U M

June 9, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH END PROJECT MASS. R-56  
Establishment of Fair Reuse Value for  
Disposition Parcel Nos. X-52 and X-42 -  
Certificate No. 16

It is requested that you approve and certify the fair reuse value for the disposition parcels listed on the attached certificate.

The parcels have been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Land Disposition Officer.

The Land Disposition Officer is of the opinion that the prices for these parcels are reasonable estimates of their fair reuse value.